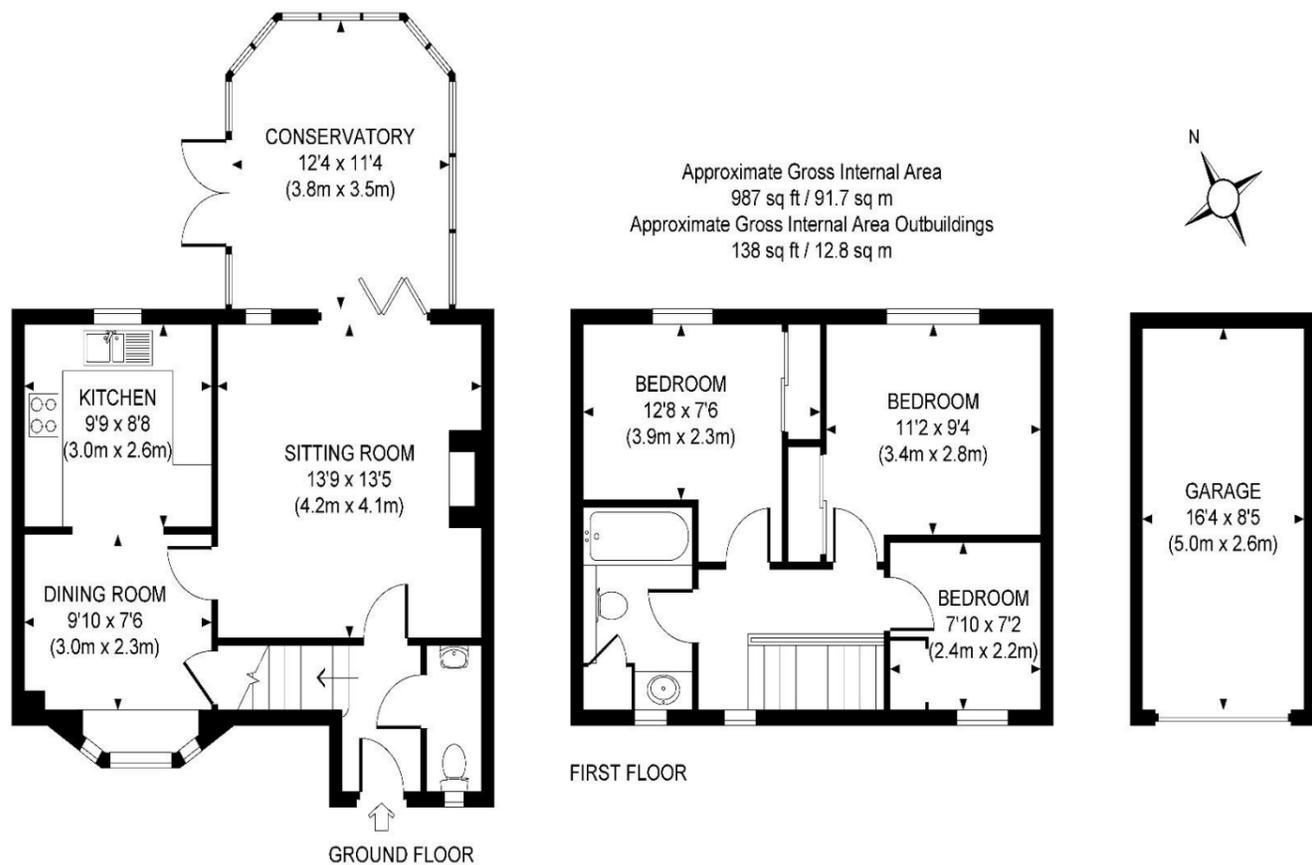


*the floorplan...*



*An impressive three bedroom detached family home with secluded garden in a highly sought-after tucked away central village location, close to nearby schools and village centre.*

Offers in Excess of £510,000  
Freehold

4 The Brambles, Cuckfield,  
West Sussex RH17 5BF



*more details from...*

call: Cuckfield office: **01444 417600**

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## *in brief...*

- 3 bedroom detached family house in quiet cul-de-sac with no upward chain.
- Excellent location being a short walk to schools and High Street.
- Living room with feature Morso 'Badger' multi-fuel stove.
- Engineered oak flooring to ground floor. Everest double glazing. Cavity wall insulation (Sept 2016). Gas central heating. Replaced uPVC fascia/arge boards (2017).
- Cloakroom, dining room, triple aspect conservatory.
- Modern kitchen with built-in appliances including oven and hob.
- 3 well-proportioned bedrooms with built-in wardrobe cupboards. Modern family bathroom.
- Parking for 3 vehicles and separate attached garage with power and light.
- Landscaped and fully enclosed tiered rear garden backing onto woodland.
- EPC Rating: D. Council Tax Band: E.



*The fully enclosed, non-overlooked rear garden backs directly onto woodland enjoying a high degree of privacy.*

*No upward chain with vacant possession available  
Internal viewings highly recommended.*



## *in more detail...*

A much improved THREE BEDROOM DETACHED family house situated in a pleasant TUCKED AWAY POSITION within a quiet residential CUL-DE-SAC enjoying a stunning outlook onto NEIGHBOURING OPEN WOODLAND and countryside beyond, within the highly sought-after village of Cuckfield.

Built by CALA Homes in the early 1990s, the property offers WELL-ARRANGED AND VERSATILE LIVING ACCOMMODATION together with well-proportioned room sizes which include a 13' SITTING ROOM with feature multi-fuel stove and bi-fold doors onto a TRIPLE ASPECT CONSERVATORY with access to patio and garden. Modern KITCHEN with range of matching cupboards and drawers, built-in appliances including Hotpoint ceramic hob and extractor hood., AEG double oven, Baxi Solo boiler, plumbing for washing machine and dishwasher, through to DINING ROOM with bay window to front aspect and a ground floor CLOAKROOM.

Stairs rise to first floor landing which gives access to insulated loft space with pull down ladder and light. THREE WELL-PROPORTIONED BEDROOMS (two with built-in wardrobes) and FAMILY BATHROOM including bath with white suite and Aqualisa 'Quartz Digital' power shower.

The property has been well maintained and improved by the present owners with gas-fired central heating to radiators and Everest double glazing.

**Outside:** The property is approached via a brick-paved DRIVEWAY providing parking to the front for two vehicles, low maintenance FRONT AREA OF GARDEN leading to front door, side pathway and gate leads around to rear garden. SEPARATE GARAGE situated to the side of the property with pitched roof, power and lighting. ENCLOSED tiered REAR GARDEN with patio area, retaining brick wall and steps leading down to a lower level of lawn enjoying a HIGH DEGREE OF PRIVACY AND SECLUSION backing onto private woodland.



## *the location...*

The property is situated in a popular residential cul-de-sac away from main roads surrounded by properties of a similar style and within a short walking distance of the village primary school and the highly regarded Warden Park Secondary Academy.

Cuckfield village with its picturesque High Street offers something for all ages with regular food markets, numerous niche speciality shops and a wealth of eateries which include The Ockenden Hotel and Spa with its Michelin Star restaurant and the popular Talbot Gastro-Pub.

There are numerous sports clubs including cricket, rugby, football and tennis. There is also a flourishing social scene with many active clubs and societies as well as a busy social calendar including events such as the Cuckoo Fayre, the Independent State of Cuckfield Mayor's elections and procession and the Cuckfield Village Show.

Cuckfield is surrounded by glorious countryside with outstanding views towards the South Downs there are many footpaths providing excellent walks and bridleways linking with neighbouring districts. A short pathway, via Blunts Wood, gives pedestrian and cycling access into the nearby town of Haywards Heath with the mainline railway station being within short walking distance and providing fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

By road, access to major surrounding areas, Gatwick Airport and London can be gained via the A/M23 which lies approximately 3 miles to the west at either Bolney or Warninglid.

### **Schools:**

Holy Trinity Primary (0.2 miles)  
Warden Park Secondary Academy (0.1 mile)

### **Station:**

Haywards Heath mainline station (2.1 miles)

## *worth bearing in mind...*

Properties such as this seldom come onto the market within the village. Situated in the heart of the village within a short stroll of all Cuckfield amenities including the highly regarded village primary and secondary schools.